

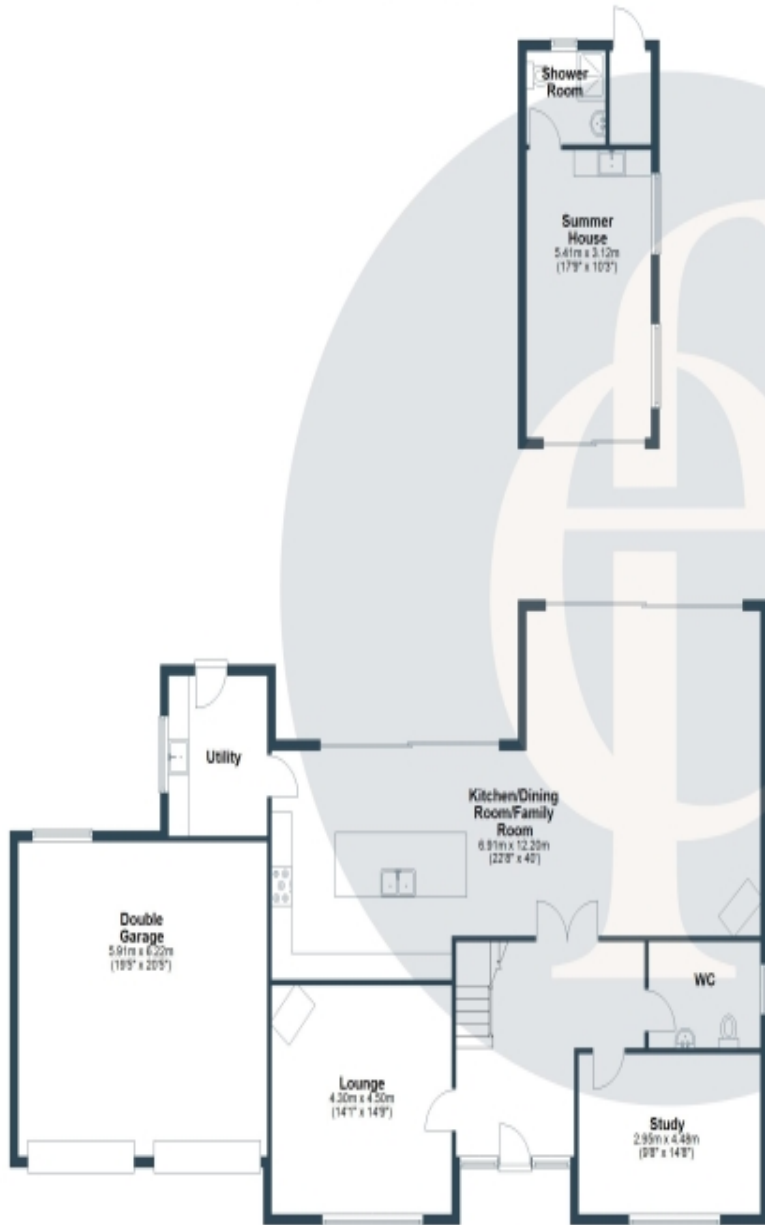


Bishopton Lane, , Stratford-upon-Avon, CV37 9JN

Guide Price £1,200,000



Ground Floor
Approx. 185.4 sq. metres (1985.6 sq. feet)



Total area: approx. 303.5 sq. metres (3266.4 sq. feet)

First Floor
Approx. 118.1 sq. metres (1270.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A	84 B	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where to find the words to describe this stunning, double-fronted executive home?

Number 8 has been individually lovingly designed and built by the current owners in 2020. The bespoke design, thoughtful layout, and attention to detail are evident from the moment you approach this elegant home. Measuring over 3700 sqft of stylish accommodation, with high-end fittings and every room asking to be used by the family and guests.

The property is centrally positioned within its large, private, south-facing plot, set back from the road behind remote-controlled electric gates. The approach offers a block-paved driveway offering parking for six plus cars and ample space to turn round on entering and exiting.

The exterior enjoys a modern, contemporary feel, a definite home that turns heads. The frontage is a perfect mixture of driveway and lawn with ? decorative hedging.

The internal accommodation has the perfect blend of neutral tones and deeper warm colours, bringing cosy and convenience together.

Once through the Graphite coloured composite door, you are welcomed in by the large entrance hall and sweeping staircase to the gallery landing. The ground floor accommodation benefits from underfloor heating throughout and Porcelain plank-style tiled flooring, keeping the continuity of the layout flowing.

All rooms are drenched in natural light via large windows, all with fitted blinds. The sitting room is positioned at the front of the property and boasts a Contura log burner as a great focal point and ready for the winter months. The double frontage is created via the generously sized study, ideal for a WFH space, large enough for two desks.

The jewel in the crown and the real hub of the home is the dining family kitchen, offering ample space for dining, cooking, and relaxing. Approached via double-opening doors from the hallway. The design has been creatively designed with an open plan design, but at the same time, a clever design that gives areas designated for watching TV, dining, and lots of prep space.

A range of matching wall and base units with Porcelain work-surface, including a composite sink with a boiling hot water tap, waste disposal. Integrated are Neff appliances, including an electric eye-level double oven, microwave, coffee machine, induction hob, full-length fridge, freezer, and dishwasher. Boasting an oversized island ideal as a breakfast bar, and chatting with the chef.

The kitchen enjoys two sets of patio doors creating a glass wall to the full width of the back wall, bringing the outside inside, fitted with remote-controlled blinds. This room lends itself to the summer months and also the winter via the Contura log burner. Conveniently located off the kitchen is the utility room, offering space for all your laundry needs and mucky boots or paws! This also gives you direct access to the double garage. Completing the ground floor is the cloakroom/WC with a vanity cupboard to the wash hand basin.

Located off the gallery landing are four double bedrooms, all boasting an ensuite, yes, there are 4 bathrooms! No squabbling needed here for the shower.

The master bedroom suite has a feature vaulted ceiling and a church-style large window overlooking the garden. What does every principal bedroom need? A dressing room with lots of storage and a four-piece ensuite with a freestanding bath, wash hand basin with vanity draws, fitted mirrored cupboard with motion light, corner shower with raindrop and handheld shower. Complementary tiling to the walls and floor with under-floor heating.

The guest bedroom also boasts a four-piece en-suite bathroom with a freestanding bath, a walk in shower with a raindrop shower and further handheld. The further two double bedrooms both have en-suite shower rooms.

Outside is a large Porcelain patio that seamlessly extends the kitchen to the outside. Ready for the guests to arrive, the BBQ to be lit, and the drinks to be poured. The garden leads to a large lawned area, large enough for a football goal!

Tucked at the end of the garden, just when you think all your boxes are ticked, here is one incredible bonus. A purpose-built studio accessed via patio doors. The list for its uses is endless as it is heated, insulated and is on mains water with its own shower room. So if you need a teenage safe place for them to hang out, or a further bedroom for guests, or even a space where clients can visit without entering the home, this is perfect!

As mentioned, the property has a large driveway and a double garage with two remote-controlled up-and-over doors and storage in the loft. This houses the boiler and mega-flow hot water tank. The rear garden can be accessed via gates on both sides.

Viewing is an absolute must to appreciate the size, presentation, and versatile living.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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